



**874 Ramah Road, Tenterden**



## RAMAH

AREA: 1,774.5 ha (4,384.5 ac) Freehold.

Uralla Shire Council & Armidale Regional Council Rates. Northern Tablelands LLS.

SITUATION: Approx. 44km from Guyra, 85km from Inverell & 81km to Armidale.

SERVICES: Power. Phone. Primary and Secondary schools at Inverell. Air and rail services from Inverell to Brisbane & Sydney, Armidale/Tamworth/Moree to Sydney. Saleyards at Inverell, being the 6<sup>th</sup> largest selling centre in the state, weekly fat cattle sales, fortnightly sheep sales and monthly store cattle sales. Export abattoir at Inverell. 3 major feedlots in the Inverell area. Inverell is one of the major shopping and service centres of Northern NSW.

ALTITUDE: Approx. 780-1060m ASL.

SOIL: 650ha (1,600ac) Basalt soils with the balance being Granite and Trap.

PASTURE DEVELOPMENT: 202ha (500ac) has been fertilised. On-site agricultural airstrip to aerially spread fertiliser over the property.

TIMBER: Stringy bark, Yellow box, White box, Iron bark, Gum.

WATER: New solar bore, tested at 1400gallons per hour with 250,000litre tank reticulating to 23 troughs. 35 dams. Frontage of 2 creeks - George's Creek and Tom's Creek.

RAINFALL: 888mm (35inches) p.a.

5 2 10 1,774.50 ha

Price	SOLD
Property Type	Residential
Property ID	597
Land Area	1,774.50 ha

### Agent Details

Wally Duff - 0427 546 146

### Office Details

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24 Otho St Inverell, NSW, 2360  
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FENCING: 27 paddocks with 23 being troughed. 28km new fencing with laneway system.

IMPROVEMENTS: 5 bedroom, 2 bathroom brick veneer home. Renovated modern kitchen with electric cooking and breakfast bar, wood heating and covered patio. Old cottage requires further repairs.

MACHINERY SHED: 7 bay 24m x 8m machinery shed with lock-up doors on most bays and single phase power. 8.5m x 3.5m 3 bay machinery shed. 25 tonne & 20 tonne cone base silos. Large fertiliser bunker.

WOOLSHED: 4 stand wool shed with undercover race and sheep yards.

STOCK YARDS: New steel cattle yards with undercover race and vet crush.

CARRYING CAPACITY: 450 cows and calves or 7000 DSE, with opportunity to raise carrying capacity.

Potential biodiversity off farm with possible income of \$3,700,000 in credits.

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